



40 Elouera Avenue Buff Point, NSW

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## Exceptional dual living with high returns

Presenting a beautifully designed, council-approved dual occupancy property. Boasting a renovated three bedroom home complete with a main bathroom and ensuite, plus a modern three-bedroom granny flat - both offering generous, private backyards. Perfect for investors, this prime property promises excellent rental yield in a sought-after location. Don't miss this exceptional dual-living opportunity!

- Currently returning \$1,040 per week
- Set on 885sqm (approx.)
- The main residence features three bedrooms with built-in wardrobes, ceiling fans, and air conditioning
- Great back yard and outdoor sitting area
- Both the house and granny flat offer a single lock up garage each
- Three-bedroom granny flat offering three bedrooms with built in wardrobes, and air conditioning
- Outdoor area and a huge backyard

Inspect:

Price:

Contact Agent



**Jasmine Heggs**

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Buff Point



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.